

**Milton Planning Board  
P.O. Box 310  
Milton, NH 03254**

**Public Meeting**

**June 2, 2020**

**Draft Minutes**

Present: Members: Brian Boyers, Joe Michaud, Bob Graham, Lynette McDougall, Ryan Thibeault  
Matt Morrill (Selectmen's Representative), Larry Brown (Alt), Jonathan Nute- tardy  
Absent: Member: None  
Staff Present: Bruce Woodruff, Town Planner; Ashley Morrill, Land Use Clerk  
Public Present: Thomas McDougall, Les Elder, Al Goodwin

**Link to meeting recording:**

[https://us02web.zoom.us/rec/share/vfVec07WyWFleavz2ErnfZVwAcO\\_X6a81igZ\\_aYIn0viSYnb865ra\\_QOe5lfVJ3y](https://us02web.zoom.us/rec/share/vfVec07WyWFleavz2ErnfZVwAcO_X6a81igZ_aYIn0viSYnb865ra_QOe5lfVJ3y)

**I. Call to Order:** Chairman Boyers called the meeting to order at 6:37 PM. Brian appointed Larry as a full voting member. Town Planner Bruce Woodruff read the following statement into the record: **In accordance** with NH RSA 676:5 & 676:7 and the Governor's Emergency Order # 23, the Milton Planning Board is holding this regularly scheduled meeting remotely using the Zoom web-based teleconferencing platform. Participants are not physically present at one meeting location. All discussion shall be discernable for citizens viewing and listening to the meeting through Zoom.

**If Citizens** have questions or comments for the Board; please submit them via email to Bruce Woodruff, Town Planner at: [banduvian@msn.com](mailto:banduvian@msn.com) prior to the meeting or during the time allocated for Citizen Input or Public Comment during a hearing under consideration. Emails will be read into the record during the public comment portions of the meeting.

**Citizens may** also call into the meeting via 646-558-8656 or 312-626-6799 if you have no computer, laptop, tablet, smartphone or broadband access. You will have to enter the meeting ID and the password below. Please listen to the Zoom meeting to ascertain when to "raise your hand" to speak. When you wish to speak, press \* (star) 9 on the phone to "raise your hand" in the meeting. If there is a major problem with hearing the meeting, please call 603-767-3287

**Please watch** the Zoom meeting to ascertain when to call.

**II. Public Comment:** None

**III. Review/Approval of Minutes:** Joe made the motion to approve the May 19, 2020 minutes as written. Lynette Seconded. A roll call was taken Brian- Aye; Lynette - Aye; Matt - Aye; Bob - Aye; Ryan-Abstain Joe - Aye; Larry abstain. **The Motion carried five (5) in favor, two (2) abstentions.**

Jonathan joined the meeting at 6:50pm.

**IV. Public Hearing: Site Plan Determination; Applicant LoBo Realty LLC is requesting a Site Plan Determination; property owned by LoBo Realty LLC; located at 818 White Mountain Hwy. Milton NH, (Tax Map 32 Lot 143) Commercial Residential Zone. The applicant proposes to open a motorsports dealership starting out with primarily used product of motorcycles, ATVs and snowplows.** The applicant went over his plan to add a 16'x26' addition to the building which would increase the building space by 416 square feet and he be relocating the parking to the center of the parking lot to allow for the front of the building to be used for display. The applicant stated NHDOT wants one of the two entrances on RT 125 closed. They agreed that the northern entrance would be closed. (the entrance closes to Porter Rd.) The applicant stated his plan is to use the existing sign and lighting and add one additional light on the gable end of the addition which will be similar in style to the existing lighting. He acknowledged the sign does not meet the current sign ordinance but is hoping it can remain as its been in place for 22+ years.

Larry recalled being part of the applicant's proposal years ago for another business the applicant owns. He also stated the reason for zoning, sign and lighting changes is because the town has a new vision of what good signage is and feels the existing light and sign should be brought up to current standards. Larry pointed out there was nothing mentioned about repair facility, walk-in repair, or anything from NHDOT about stormwater management. He also stated closing an entrance will help control motorcycle traffic and it will profit from having one way to enter and exit. Larry went on to say Milton benefits from the curb appeal done at Dollar General, Old Fire Station, and work being done at the old Ray's Marina and he hopes the Board will look for that same improvement by adding conditions and referenced stormwater drainage, fuel and fluid from the equipment and thinks those details should be worked out but likes the proposal.

Matt asked if the applicant plans on matching the existing grade where the entrance will be removed. The applicant stated he spoke with the NHDOT and they said it's his call, but he would like to ditch it to the similar ditch line that is currently there to discourage anyone from coming in or out it.

Bruce Town Planner referenced the previous businesses located in the building over the years and stated what the applicant is proposing to do is less intensive regarding traffic than the previous businesses. He informed the board when he spoke with the applicant after he received his special exception he should submit a rudimentary site plan that took into account some of the things Larry spoke about, curbing, striping, landscaping / screening. The applicant decided to come in front of the Planning Board and ask for a site plan determination to determine if they will require him to do a site plan or not, which is allowed in the site plan regulations. Bruce recommended if they do decide a site plan review is needed to waive many of the requirements in the site plan regulations.

Lynette questioned why one of the entrances would be closed. The applicant explained that NHDOT is requesting it.

Bruce informed the board that the Police Chief, Fire Chief and Road Agent reviewed the plan to close the northern entrance on RT125 and they had no issues with it.

Larry questioned if any privacy fencing will be added.

The applicant explained that the current fence is in good shape and has thick shrubbery from 22+ years of growth that would need to be cut down to add privacy screening.

Chairman Brian opened public comment- Al Goodwin stated he is excited to see businesses moving into town and it would be nice to see another business open as well as new jobs.

Chairman Brian closed the public hearing.

Lynette motioned to grant the applicant, LoBo Realty's request to not submit for Site Plan Review for his proposal to open a motorsports dealership selling & servicing new & used motorcycles, ATVs and snowplows on property located at 818 White Mountain Hwy., Milton, NH, (Tax Map 32 Lot 143) in the Commercial Residential Zone. Ryan seconded. A roll call was taken: Joe- Aye; Matt- Aye, Lynette- Aye, Bob- Aye, Ryan- Aye, Jonathan- Aye, Brian – Abstained **The Motion carried six (6) in favor, one (1) abstention.**

**V. Other Business:** Lynette followed up on a possible safety audit for the intersection of RT75,

Governors Rd. and Nutes Rd. Bruce stated he is going to look into it at an upcoming meeting he has. Lynette stated she would like to create a file of applications, updates, and decisions to place on the website. She will be creating an Excel sheet and sending to Ashley to attach to the minutes. Bruce stated he has received some CIP submittals and will get them ready for the next meeting.

**VI.      Adjournment:** Joe made the motion to adjourn. Ryan Seconded. A roll call was taken: Joe – Aye; Matt – Aye; Matt– Aye; Lynette – Aye; Bob- Aye; Jonathan – Aye; Brian- Aye. **The Motion carried Unanimously**, and the Board adjourned at 7:13 PM.